

# 350 & 360 Kansas Street

Building / Restaurant  
**FOR SALE**



## TWO COMPLETELY RENOVATED UNITS!!

10,000 Square Feet TOTAL  
5,000 Square Feet EACH

Fully Equipped

(Please see attached list of features)

**Asking \$4,300,000**

For more information or a tour, please contact:

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DRE#01005130

### ALL BRAND NEW FEATURES:

- NEW Gas and Water Lines
- NEW Electrical
- NEW Lighting
- NEW Roof
- NEW Skylights
- NEW Sprinklers
- NEW Security Cameras
- NEW Fire Exits
- NEW Stucco Front
- NEW Sidewalk
- NEW Kitchen
- NEW Sound System
- NEW Front Doors
- NEW Display Windows
- NEW Demonstration Kitchen
- NEW ADA Bathroom

**HC&M**

**COMMERCIAL PROPERTIES, INC.**

1234 Mariposa Street • San Francisco • CA 94107

## Both Units Featuring:

- ❖ New roof
- ❖ New gas, electric and water lines run underground
- ❖ New electrical throughout
- ❖ New street display windows
- ❖ New fire exits and sprinklers
- ❖ New lighting system throughout (all on dimmers)
- ❖ New flooring
- ❖ New stucco front- all dry rot previously removed
- ❖ New main entry door with stainless steel handles and railings- custom made by Bloomberg Doors
- ❖ Four light features installed in the facade of building
- ❖ Each building permitted for large signage
- ❖ Large easily changed poster with stainless steel holders designed for special promotions or events
- ❖ New permitted sidewalk allowing for outdoor seating
- ❖ Four (4) fruitless olive trees, including accentuating lighting
- ❖ Surveillance cameras with maximum views installed at each end of the building
- ❖ Large central high capacity water heater
- ❖ Separate utility rooms for Gas, Electric, and Water.
- ❖ Restored HVAC units and relocated air vents to improve air circulation.
- ❖ Fire Dept. Public Assembly Approved for 298 Persons
- ❖ Ornate beams throughout
- ❖ New kitchen- All equipment was purchased brand new in June 2009.
- ❖ New custom shelving units
- ❖ Speakers installed in walls throughout
- ❖ ADA Complaint bathrooms and permitted for public assembly in both buildings:
  - New state-of-the-art stylish fixtures
  - Automatic water and flush in sinks, urinals and toilets
  - Automatic sensory lighting
  - Men's room - 2 stalls, 1 urinal, 2 sinks
  - Women's room - 3 stalls, 2 sinks

## 350 Kansas:

- ❖ Eight (8) new large skylights allowing amazing sunlight to flow into the space.
- ❖ All counters are made of real wood following simple modern lines yet in traditional design. Tops are made with thick white Carara marble to accentuate elegance and provide a sense of old world revisited.
- ❖ A small secured wine "cage" with a key and a dedicated security camera to store alcohol and other valuable merchandise.
- ❖ The Main Hall kitchen built with the equivalent of seven layers of sheetrock to encapsulate any noise when food is being prepared.

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

### **KITCHEN EQUIPMENT:**

- ❖ 2 Jade stoves - 8 burners and 2 ovens
- ❖ "Captive Aire" Hood and Sprinkler system over stoves
- ❖ 6 True large refrigerator units
- ❖ 1 True large freezer unit
- ❖ Center area True half fridge unit with cooking prep area on top
- ❖ 1 Hobart dishwasher
- ❖ 2 large sinks
- ❖ 1 mini hand sink

### **BISTRO AREA EQUIPMENT:**

- ❖ 2 Viking Ovens
- ❖ 1 Large Viking Stove for Cooking Demo area (with 8 burners)
- ❖ La Marzocco Espresso Machine
- ❖ 3 Small "Perlick" refrigerators
- ❖ 1 LARGE "Claddagh" Display Case
- ❖ Large Viking Full Size Refrigerator
- ❖ 3 sinks

### **WINE BAR AREA EQUIPMENT:**

- ❖ 6 PERLICK half-size refrigerators
- ❖ Large TRUE Wine/Beer Display refrigerator
- ❖ 3 Sinks

### **BACK ART AREA:**

- ❖ Custom Shelving Units (not currently installed)
- ❖ AV and Camera System for showing DVD movies or corporate presentation installed
- ❖ Custom podium
- ❖ Electric plugs available throughout in floor
- ❖ Huge Antique Barn Door which slides open to Huge Built-In Screen for viewing of movies or corporate presentations.
- ❖ 3 sinks

## **360 Kansas**

Fire exit on 360 Kansas designed to serve both as a fire exit as well as an entry point for merchandise being delivered into the storage area away from customers' view as well as the main entrance for managers and employees to clock in. These hallways are monitored by cameras.

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**FRONT: EVENT SPACE OR RETAIL LEASABLE AREA (about 3000 sq. ft.)**

- ❖ New Front Door and Display Windows
- ❖ New Stucco face of building
- ❖ New Roof
- ❖ 4 New Large Skylights allowing light to flow into space
- ❖ Speakers Built into Walls connecting to sound system.
- ❖ 6 Ceiling Fan Units
- ❖ Ornate Beams Throughout
- ❖ Air Conditioning Unit

**BACK: (about 2,000 Sq. ft. with dividing wall)**

- ❖ 12 FT. X 8 FT. "THERMAL RITE" Walk-in Refrigerator
- ❖ 8 Ft. x 16 ft. Large Wine Cage
- ❖ Server Room wired to serve both buildings
- ❖ Large "Manitowoc" Ice Maker
- ❖ Large Sink
- ❖ Upstairs Space over bathrooms with new staircase built.

Note: All removable (non-fixtures) inventory and items are for sale separately from the Real Estate.